

32-158 #3895  
 10/19/91  
 Charles Wojiski  
 53 South St, Unit #1  
 Augusta ME 04330

WARRANTY DEED  
 JOINT TENANCY  
 0177771

KNOW ALL MEN BY THESE PRESENTS,

That, I, Jeannette D. Rancourt of Waterville, County of Kennebec and State of Maine

in consideration of One Dollar and other valuable considerations

paid by Charles F. Wojiski and Arlene M. Wojiski of Augusta, County of Kennebec and State of Maine,

the receipt whereof, I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Charles F. Wojiski and Arlene M. Wojiski, their heirs and assigns, forever,

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof to the said Charles F. Wojiski and Arlene M. Wojiski, their heirs and assigns to their own use and behoof forever.

AND I do COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises and that I am free of all encumbrances:

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I the said Jeannette D. Rancourt joining in this deed as grantor and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto my hand and seal this 1st day of July in the year of our Lord one thousand nine hundred and ninety-two.

SIGNED, SEALED and DELIVERED,  
 IN PRESENCE OF

Michael A. Fossett

Jeannette D. Rancourt  
 Jeannette D. Rancourt

STATE OF MAINE  
 County of Kennebec, ss.

July 1, 1992

Personally appeared the above named Jeannette D. Rancourt and acknowledged the foregoing instrument to be her free act and deed.

Before me, Michael A. Fossett

Notary Public

Michael A. Fossett  
 Notary Public  
 My Commission Expires  
 December 24, 1993



TRANSFER  
 TAX  
 PAID

32-158

## SCHEDULE A

A certain lot or parcel of land together with any buildings thereon situated in Waterville, County of Kennebec and State of Maine and bounded and described as follows:

BEGINNING at a granite bound in the westerly line of the Sidney Road, said granite bound marking the northeast corner of land of Edward J. Poulin and Zelle Poulin, and being further identified as marking the third angle in the west line of the Sidney Road from the Oakland Road; thence at an interior angle of sixty-two degrees thirteen minutes with the westerly line of the Sidney Road a distance of one hundred fifty-four and fifty-eight hundredths (154.58') feet to an iron pin; thence at an interior angle of one hundred seven degrees and twenty three minutes a distance of seventy-two and thirty-four hundredths (72.34') feet to an iron pin; thence at an interior angle of eighty-one degrees and twelve minutes a distance of one hundred thirty-one and four hundredths (131.04') feet to an iron pin the westerly line of the Sidney Road; thence at an interior angle of one hundred nine degrees and twelve minutes a distance of one hundred (100') feet along the westerly line of the Sidney Road to the point of beginning.

The above described parcel of land is conveyed subject to the following restrictions lettered from A to E which will be binding upon the said grantees, and all persons claiming or holding under or through said grantees, and said restrictions shall be deemed as covenants running with the title to said land:

(a) That said lot or parcel of land shall be used only for residential purposes and not more than one residence and the outbuildings thereof, such as a garage, shall occupy said land or any part thereof, at any one time;

(b) That no house for more than two families, and that no house costing less than five thousand (\$5,000.00) dollars shall be built upon said lot; and that no building, or extension to such building, shall be erected or placed on any part of said land nearer to the westerly line of the Sidney Road than fifty (50') feet;

(c) That any outbuilding, including garages, shall not be erected nearer to the westerly line of the Sidney Road than the front part of the main building erected or to be erected on said land;

(d) That no house or other building shall be erected or placed upon said land nearer to the lines of said lot than six (6) feet. The restriction in this paragraph shall not in any way affect those set forth in paragraphs lettered B and C;

(e) Said lot is conveyed with the foregoing restrictions which are conditions of the conveyance affixed to and running with the land, and for a violation of the terms hereof, or any of them, by the grantees herein named, or any person or persons holding or claiming by, under or through the aforesaid grantees, the right is expressly reserved to the grantors, their heirs and assigns, to proceed at law or in equity to compel compliance with the terms thereof.

Meaning and intending hereby the same premises conveyed by Arthur Laney and Barbara W. Laney to Bernard E. Rancourt and Jeannette D. Rancourt by warranty deed dated August 22, 1980 and recorded in the Kennebec County Registry of Deeds, Book 2317, Page 261.

RECEIVED KENNEBEC SS.

1992 JUL -6 PM 3:02

ATTEST: *Louise B. Bann*  
REGISTER OF DEEDS